

MEMORANDUM

August 29, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fourteen zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

Referral	Recommendation		
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>
Minor dwelling unit increases	4		
Major new housing; conversions	2	1	
Roof-top additions		1	
Institutional	2	1	
Hotel	2		
Industrial; chemical storage	1		

A. We recommend approval of four cases:

Four cases for which staff recommend approval are for minor increases in the size and number of dwelling units. At 200 Milton Street, Dorchester (Z-7187) erection of a single family home is proposed, at 34 Mead Street, Charlestown (Z-7240) erection of a two family dwelling. No community objections have been raised in these cases as proposed, and the increases are appropriate for the individual neighborhoods. At 18 Victoria Street, Dorchester (Z-7227) change of occupancy from a one-family to a two-family is proposed. One abutting tenant is opposed to the change and two abutters are in support. No other community objections have been raised. At 93-95 Knoll Street, West Roxbury (Z-7116) it is proposed to add new porches and a deck to a single family home. No objections raised by abutters.

B. We recommend approval of two cases involving new housing and conversion of a significant number of dwelling units.

1. Z-7118: At 23-25 Miner Street, Boston. Change occupancy from light manufacturing to ten apartments. Meets need for new family units. Proviso that off-street parking is provided and units not be connected to Boston University. Favorable community response.
2. Z-7164-7173: 2A-K Brewer Street, Jamaica Plain. Construction of five two family attached dwellings and five one car attached garage on site of former Agassiz School by Public Facilities Department. Abuttor and Civic Associations support.

C. Recommend approval of two institutional uses.

1. Z-7074: Children's Hospital, 283 Longwood Avenue. Change occupancy from nurses home to professional offices, research offices and dormitory space. This does not constitute an expansion of the facility or for-profit activity.
2. Z-7124-7126: Allston-Brighton Aid and Health Group, Inc. Change occupancy from hospital buildings to general and limited group care residence and out-patient clinic and offices. This facility will provide group care for 12 mentally retarded adults and 18 former alcoholic persons and outpatient services for children with developmental problems. These uses are appropriate for site and will help to meet a strong need for human services facilities. Washington Heights Civic Association has expressed concerns about institutional expansion. St. Elizabeth Hospital and Kennedy Memorial Center are concerned about duplication of some of the services in this area.

D. We recommend approval of two hotel uses.

1. Z-7233: At 1234 Soldiers Field Road. Enclosure of swimming pool for year round use at Ramada Inn. Design review proviso. Abutter supports.
2. Z-7114: 900 West Morrissey Boulevard, Dorchester. Erection of four story, 105 room Susse Chalet motel. Proposal has support of Popes Hill Neighborhood Association. Provisos are design review and in event of fire or flood Dorchester residents in need of shelter be given priority.

E. We recommend approval of chemical storage use. (Z-7121) at 40 Life Street, Brighton: Erect containing wall around existing fuel storage tanks to prevent environmental damage. Proviso that deteriorated tanks are replaced. Inspected by fire department. Abutter support.

We recommend denial of three cases.

- A. Z-7113: At 11 Albemarle Street, South End. Erect roof-top addition. Proposal would impair architectural integrity of adjacent structures. Opposition by abutters and St. Botolph Citizen's Committee.
- B. Z-7117: 3276-3288 Washington Street, Jamaica Plain. Erect 168 unit apartment building, 4½ stories. Density is for too excessive for site. Inadequate parking. Abutter and civic association oppositions.
- C. Z-7122: 523 Newbury Street. Change occupancy from four apartments to fraternity for 18 students. Fraternity house represents institutional encroachment in residential area. Would eliminate four housing units and displace an existing tenant. No opposition from abutters.

BOARD OF APPEAL REFERRALS

August 29, 1984

1. Z-7074 The Children's Hospital Corporation
283 Longwood Avenue, Boston
2. Z-7113 Jeffery A. Scott
11 Albemarle Street, Boston
3. Z-7114 Bay Colony Associates Realty Trust
900 William T. Morrissey Boulevard,
Dorchester
4. Z-7116 Richard and Michelle Leahy
93-95 Knoll Street, Roslindale
5. Z-7117 Arthur Simons
3276-3288 Washington Street, Jamaica
Plain
6. Z-7118 John F. Sullivan
23-25 Miner Street, Boston
7. Z-7121 Honeywell Information Systems Inc.
40 Life Street, Brighton
8. Z-7122 Lloyd R. Swanson
523 Newbury Street, Boston
9. Z-7124-7126 Allston-Brighton Aid and Health Group, Inc.
77c-g-h Warren Street, Brighton
10. Z-7164-7173 Public Facilities Department, City
of Boston
2a-k Brewer Street, Jamaica Plain
11. Z-7187 George A. Rollins
200 Milton Street, Dorchester
12. Z-7227 Jonathan T. and Jacqueline L. Mellick
18 Victoria Street, Dorchester
13. Z-7233 Brighton R. I. Corp.
1234 Soldiers Field Road, Brighton
14. Z-7240 Boston Redevelopment Authority
34 Mead Street, Charlestown

MEMORANDUM

August 29, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/11/84

Z-7074
The Children's Hospital Corporation
283 Longwood Avenue, Boston
at Blackfan Street

Eight-story structure

District(s): apartment H-3-I general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from nurses' home to hotel and professional offices.

Violation(s):

Hotel, accessory professional offices, and professional offices are conditional uses.

Change of conditional use.

Gardner House, formerly used for hospital school of nursing, will provide administrative and research offices presently located elsewhere in the complex. Upper two floors will be occupied as dormitories for parents of patients and short-term residents working or studying at the hospital. Proposal does not constitute an expansion and is nonprofit. Recommend approval.

VOTED: In reference to petition Z-7074, The Children's Hospital Corporation, 283 Longwood Avenue, Boston, for four conditional uses for change of occupancy from nurses' home to hotel and professional offices in an apartment/institutional (H-3-I) subdistrict, the Boston Redevelopment Authority recommends approval. Gardner House, formerly used for hospital school of nursing will provide administrative and research offices presently located elsewhere in the complex. Upper two floors will be occupied as dormitories for parents of patients and short-term residents working or studying at the hospital. Proposal does not constitute an expansion and is nonprofit.



Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7113
Jeffery A. Scott
11 Albemarle Street, Boston
near St. Botolph Street

Four-story structure

District(s): apartment H-2-45* general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect penthouse addition to four-unit apartment structure.

Violation(s):

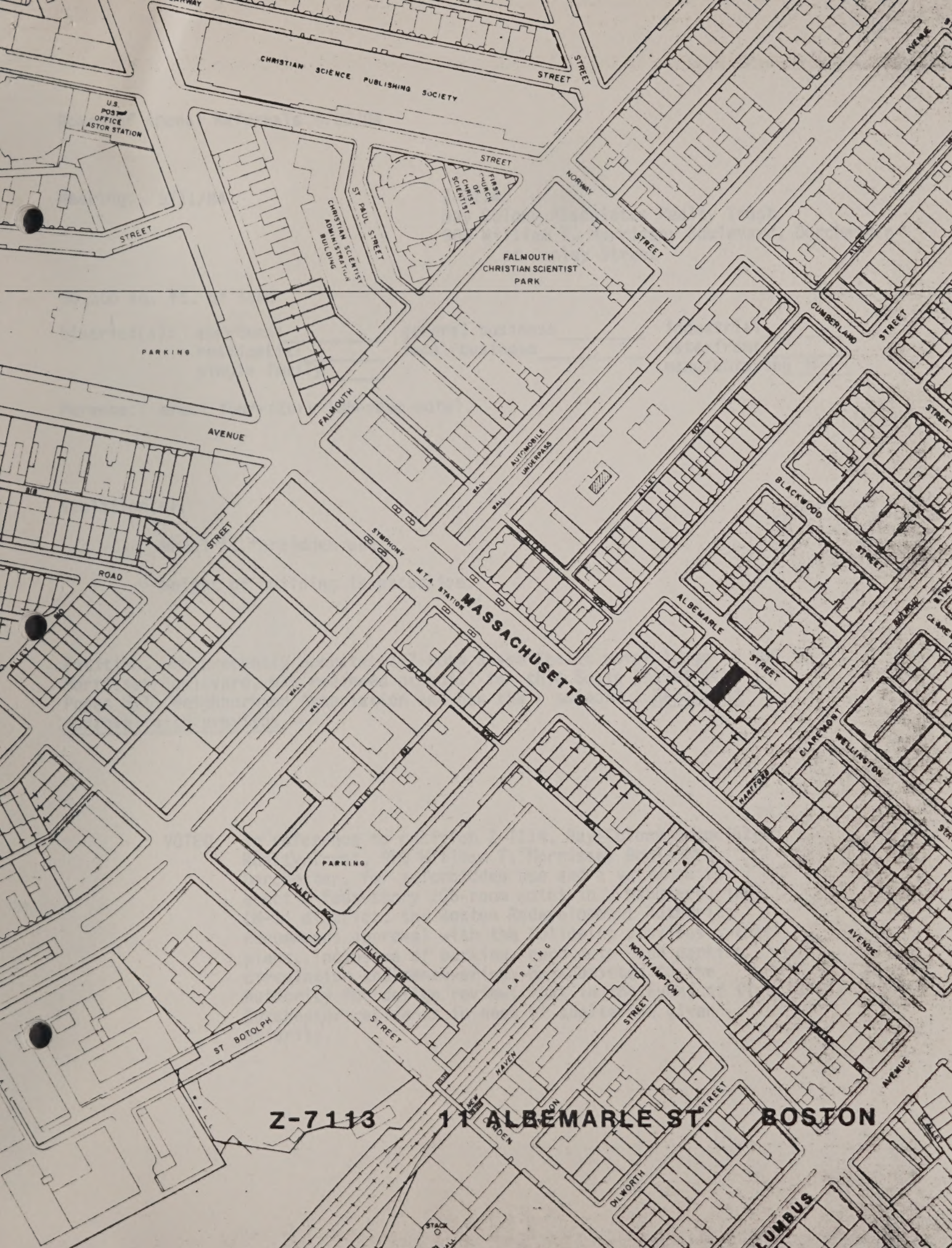
Floor area ratio and height of building are excessive.

Open space is insufficient.

Restricted roof structure district.

District height limit will be exceeded by ten feet. Proposal will impair the architectural integrity of adjacent structures. Abutters and St. Botolph Citizens Committee are opposed. Recommend denial.

VOTED: In reference to petition Z-7113, Jeffery A. Scott, 11 Albemarle Street, Boston, for a conditional use and three variances to erect penthouse addition to four-unit apartment structure in an apartment/restricted roof structure (H-2-45*) district, the Boston Redevelopment Authority recommends denial. District height limit will be exceed by ten feet. Proposal will impair the architectural integrity of adjacent structures. Abutters and St. Botolph Citizens Committee have expressed opposition.



Z-7113

11 ALBEMARLE ST.

BOSTON

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7114

Bay Colony Associates Realty Trust
900 William T. Morrissey Boulevard, Dorchester
at Conley Street

56,300 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect four-story 105-room motel.

Violation(s):

Motel is forbidden use.

Height of building is excessive.

Petition, who presently operates 177-room Susse Chalet motor lodge at 800 Morrissey Boulevard, has reviewed proposal for this Susse Chalet with Popes Hill Neighborhood Association and has their support. Recommend approval with provisos.

VOTED: In reference to petition Z-7114, Bay Colony Associates Realty Trust, 900 William T. Morrissey Boulevard, Dorchester, for a forbidden use and a variance to erect a four-story 105-room motel in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans, inclusive of parking, curb cuts, and parking circulation and maneuvering, be submitted to the Authority for design review; that in the event of fire, Dorchester residents in need of shelter be given priority.



Z-7174 900 WM. T. MORRISSEY BLVD. DORCHESTER

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7116
Richard and Michelle Leahy
93-95 Knoll Street, Roslindale
at Hazelmere Road

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story addition (rear porch extension) to two-family dwelling.

Violation(s):

Rear yard is insufficient.

Proposal involves replacement of existing porches and new first-floor deck. Adequate rear yard will remain. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7116, Richard and Michelle Leahy, 93-95 Knoll Street, Roslindale, for a variance to erect two-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-7116 93-95 KNOLL ST. ROSLINDALE

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7117
Arthur Simons
3276-3288 Washington Street, Jamaica Plain
at Sylvia Street

15,730 sq. ft. of land

District(s):	apartment	general business	industrial
	residential R-.8	local business L-.5	waterfront
	single family		manufacturing

Purpose: erect 4½-story 168-apartment-unit and one-office structure.

Violation(s):

- Office is forbidden use.
- Parking not allowed within required front yard and five feet of side lot line.
- Lot area, open space, off-street parking, and front, side, and rear yards are insufficient.
- Floor area ratio and height of building are excessive.

We encourage the construction of studio apartments in Boston to replace the numerous losses in the Back Bay and Beacon Hill, and feel that this general area may be appropriate for this type of unit. Investment in housing in this area should help to stimulate the need for services and products from local merchants. However, the proposal for 168 one-room apartment units on 15,730-square-foot site is far too dense and inappropriate. The total of only thirteen off-street parking spaces front and rear with circulation and maneuvering problems would present congestion and a hazard to neighborhood residents. Abutter and three civic groups are opposed. Recommend denial.

VOTED: In reference to petition Z-7117, Arthur Simons, 3276-3288 Washington Street, Jamaica Plain, for a forbidden use and nine variances to erect a 4½-story, 168-apartment-unit and one-office structure in residential and local business (R-.8 and L-.5) districts, the Boston Redevelopment Authority recommends denial. Proposal for 168 one-room apartment units on this site, 15,730 square feet, is extremely inappropriate. The total of only thirteen off-street parking spaces, front and rear, with circulation and maneuvering problems, would present a hazard to neighborhood residents. Abutter and three civic groups are opposed.



PLAYGROUND

ACKLEY

SYLVIA

GREEN

ROBESON

Z-7117

3276-3288 WASHINGTON ST. JAMAICA PLAIN

ROSS

ESTATE

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7118
John F. Sullivan
23-25 Miner Street, Boston
near Beacon Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: change occupancy from light manufacturing to ten apartments.

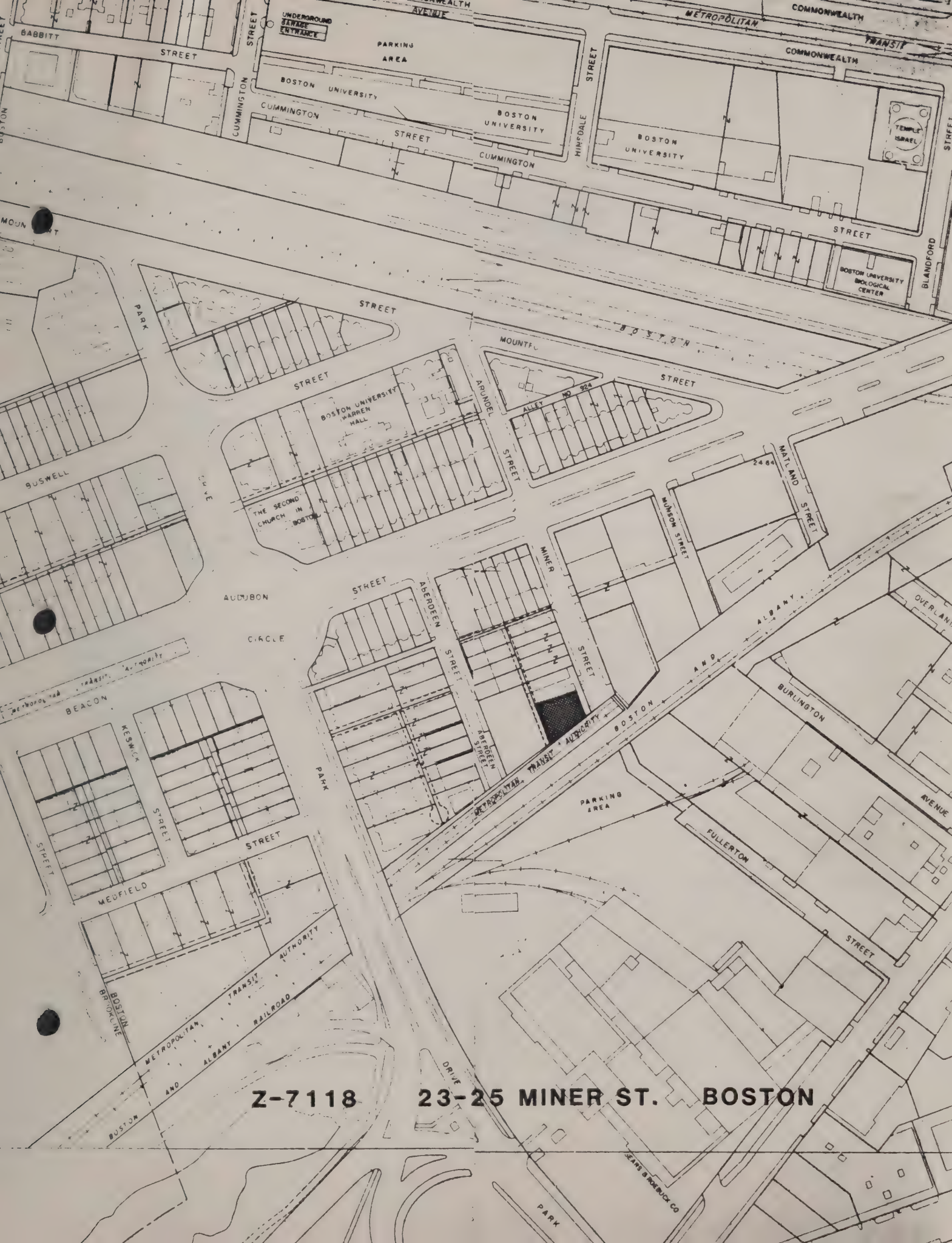
Violation(s):

Multifamily dwelling is conditional use.

Off-street parking is insufficient.

Rental units, not related to Boston University, are much needed in this area.
Recommend approval with provisos.

VOTED: In reference to petition Z-7118, John F. Sullivan, 23-25 Miner Street, Boston, for a conditional use and a variance for change of occupancy from light manufacturing to ten apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the units be rented as family housing not related in any way to Boston University; that petitioner arrange to provide required off-street parking; and that plans, inclusive of parking arrangements, be submitted to the Authority for design review approval.



Z-7118

23-25 MINER ST. BOSTON

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7121

Honeywell Information Systems Inc.
40 Life Street, Brighton
at Guest Street

Two-story structure

District(s): apartment _____ general business _____ industrial I-2
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect 2'8" x 95' containing wall around five chemical
storage tanks.

Violation(s):

Any use which is objectionable or offensive because of special
danger or hazard is conditional use.

Petitioner manufactures printed circuit boards for computer products and terminals. Chemicals used in the manufacturing process and waste treatment are stored outside the building in: one 5,000-gallon tank of hydrochloric acid, two 5,000-gallon tanks of sodium hydroxide, one 3,000-gallon tank of trichlorethane, one 5,000-gallon tank of methylene chloride.

Wall will provide environmental safety precaution in event of spill or leakage. Addendum to petition will replace obsolete trichlorethane tank. Premises have been inspected by Fire Department. Abutter supports petition.
Recommend approval with provisos.

VOTED: In reference to petition Z-7121, Honeywell Information Systems Inc., 40 Life Street, Brighton, for conditional use to erect 2'8" x 95' containing wall around five chemical storage tanks in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that obsolete and defective tanks be replaced; that plant preventive maintenance program include frequent inspection of wall and tanks by Fire Department; that facility comply with all City and State safety regulations.



MASSACHUSETTS TURNPIKE

EXTENTION

BOSTON B ALBANY

BOSTON B ALBANY

PARKING

STORAGE AREA

PARKING

PARKING

PARKING

PLAYGROUND

Z-7121

40 LIFE ST.

BRIGHTON

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7122
Lloyd R. Swanson
523 Newbury Street, Boston
near Charlesgate West

Four-story structure

District(s): apartment H-4 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four apartments to fraternity house
(18 students).

Violation(s):

Fraternity house is conditional use.

Fraternity house represents institutional encroachment, eliminates four desirable dwelling units, and is contrary to residential rehabilitation of existing structures in this predominantly residential neighborhood.
Recommend denial.

VOTED: In reference to petition Z-7122, Lloyd R. Swanson, 523 Newbury Street, Boston, for a conditional use for change of occupancy from four apartments to fraternity house in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. Fraternity house represents institutional encroachment, eliminates four desirable dwelling units, and is contrary to residential rehabilitation of existing structures in this predominantly residential neighborhood.

Z-7122



Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7124-7126

Allston-Brighton Aid and Health Group, Inc.
77c-g-h Warren Street, Brighton
near Commonwealth Avenue

Three two-story structures

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from hospital buildings to general and limited group care residences and outpatient clinic with professional and administrative offices.

Violation(s):

General and limited group care residences are conditional uses.

Clinic not accessory to main use is forbidden use.

Buildings are located on grounds of the former U.S. Public Health Service Hospital. Essentially, the old staff residences would be converted to a group care residence for 12 mentally retarded adults, an outpatient clinic specializing in child care, and group care residence for 18 persons formerly afflicted by alcoholism. St. Elizabeth's Hospital and Kennedy Memorial Center have expressed concerns about duplication of some services, and Washington Heights Citizens Association and abutters about institutional expansion. However, proposed uses are appropriate for site, which has been institutional for many years, and will meet a strong need for increased residential adult and outpatient child care facilities. Recommend approval.

VOTED: In reference to petitions Z-7124-7126, Allston-Brighton Aid and Health Group, Inc., 77c-g-h Warren Street, Brighton, for two conditional uses and a forbidden use for change of occupancy from hospital buildings to general and limited group care residences and outpatient clinic with professional and administrative offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed uses are appropriate for site, which has been institutional for many years, and will meet a strong need for increased residential adult and outpatient child care facilities.



Z-7124-7126

77C-G-H WARREN ST. BRIGHTON

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7164-7173
Public Facilities Department, City of Boston
2a-K Brewer Street, Jamaica Plain
near Thomas Street

18,280 sq. ft. of land

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect five two-family attached dwellings; erect five one-car attached garages; subdivide.

Violation(s):

Lot area, width, frontage, open space, off-street parking, and side and rear yards are insufficient.

Height of building and floor area ratio are excessive.

Height of fence at street corner impedes traffic visibility.

Ancillary parking is conditional use.

Off-street parking within five feet of side lot line.

Site formerly occupied by City of Boston Agassiz grade school. Urban Design Team, Inc., has been designated developer for this much needed market-rate housing. Five off-street parking spaces will be provided in addition to garages. Several meetings have been conducted in community. Jamaica Pond Association, Jamaica Plain Business and Professional Association, and abutter indicate support. Recommend approval with proviso.

VOTED: In reference to petitions Z-7164-7173, City of Boston Public Facilities Department, 2a-k Brewer Street, Jamaica Plain, for two conditional uses and forty-two variances to erect five two-family attached dwellings and five one-car attached garages and to subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-7164-7173

2A-K BREWER ST. JAMAICA PLAIN

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7187
George A. Rollins
200 Milton Street, Dorchester
at Frazer Street

7080 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: combine lots; erect one-family dwelling.

Violation(s):

Front yard is insufficient.

Violation is minimal: 25 feet required, 20 feet provided. Use is consistent with one-two-family neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7187, George A. Rollins, 200 Milton Street, Dorchester, for a variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval. Yard violation is minimal.



Z-7187

200 MILTON ST. DORCHESTER

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7227

Jonathan T. and Jacqueline L. Mellick
18 Victoria Street, Dorchester
near Pleasant Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and side yard are insufficient.

No record of legal occupancy. Existing one-family dwelling. Two abutters have no objection to additional unit in this two- and three-family neighborhood; one abutting tenant is opposed.
Recommend approval with proviso.

VOTED: In reference to petition Z-7227, Jonathan T. and Jacqueline L. Mellick, 18 Victoria Street, Dorchester, for a forbidden use and two variances for change of occupancy to two apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-7227 18 VICTORIA ST. DORCHESTER

Board of Appeal Referrals 8/29/84

Hearing: 8/28/84

Z-7233

Brighton R. I. Corp.

1234 Soldiers Field Road, Brighton
near Everett Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: enclose hotel swimming pool area.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Ramada Inn swimming pool area will be enclosed for year-round use. Exercise and conference rooms will also be provided. Recommend approval with proviso.

VOTED: In reference to petition Z-7233, Brighton R. I. Corp., 1234 Soldiers Field Road, Brighton, for extension of nonconforming use and a variance to enclose hotel swimming pool area in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-7233

1234 SOLDIERS FIELD ROAD

BRIGHTON

Board of Appeal Referrals 8/29/84

Hearing: 9/11/84

Z-7240

Boston Redevelopment Authority
34 Mead Street, Charlestown
near Russell Street

4600 sq. ft. of vacant land

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect two-family dwelling.

Violation(s):

Lot area and front yard are insufficient.

Dwelling compatible with residential character of neighborhood. One unit will be occupied by handicapped person and other by his mother. Recommend approval.

VOTED: In reference to petition Z-7240, Boston Redevelopment Authority, 34 Mead Street, Charlestown, for three variances to erect two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Dwelling compatible with residential neighborhood. Violations will not adversely impact surrounding properties.



Z-7240 34 MEAD ST. CHARLESTOWN

